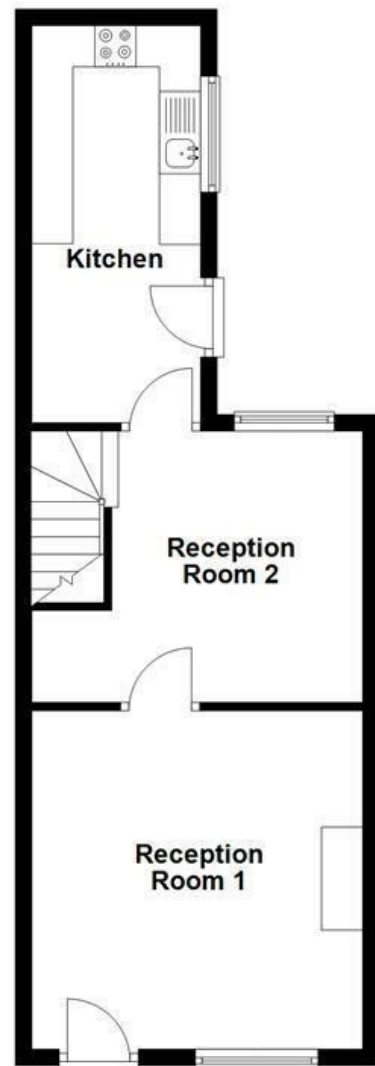
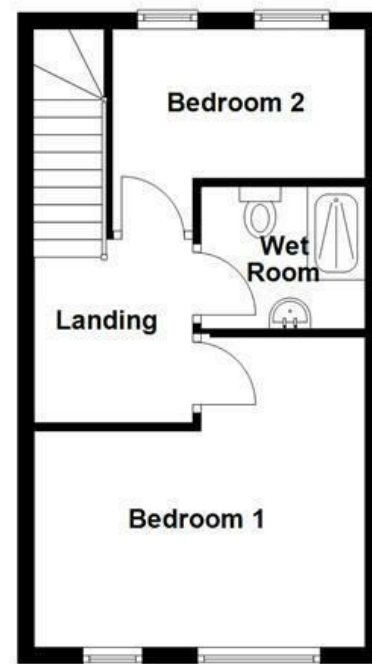


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Essex Street, Colne, BB8 0HB

£110,000

FULLY RENOVATED MID TERRACE HOME

Located in the charming area of Essex Street, Colne, this delightful mid-terrace house offers a perfect blend of modern living and traditional comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy yet spacious home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen has been thoughtfully renovated, featuring contemporary fixtures and fittings that make cooking a pleasure. The stylish bathroom has also been updated, ensuring a fresh and comfortable experience.

Outside, the property boasts both a front and back yard, providing outdoor space for gardening, leisure, or simply enjoying the fresh air. This feature is particularly appealing for those who appreciate a bit of greenery or wish to create a personal outdoor retreat.

Essex Street is conveniently located, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This property presents a wonderful opportunity to own a modern home in a desirable location. Don't miss the chance to make this charming house your new home.

Essex Street, Colne, BB8 0HB

£110,000

 2  1  2  C

- Fully Renovated Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Wet Room
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Reception Room One

13'6 x 13'3 (4.11m x 4.04m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, spotlights, two feature wall lights and hardwood door to reception room two.

Reception Room Two

13'4 x 10'10 (4.06m x 3.30m)
UPVC double glazed window, central heating radiator, spotlights, hardwood door to kitchen and stairs to first floor.

Kitchen

19'9 x 4'11 (6.02m x 1.50m)
UPVC double glazed window, central heating radiator, range of matte wall and base units with wood effect laminate work surfaces, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, glass splashback, space for undercounter fridge freezer, plumbing for washing machine, integrated Ideal boiler, spotlights, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

5'10 x 5'0 (1.78m x 1.52m)
Loft access, spotlights, doors leading to two bedrooms and wet room.

Bedroom One

13'6 x 13'4 (4.11m x 4.06m)
Two UPVC double glazed windows, central heating radiator and spotlights.

Bedroom Two

13'5 x 8'0 (4.09m x 2.44m)
Two UPVC double glazed windows, central heating radiator and spotlights.

Wet Room

7'7 x 5'4 (2.31m x 1.63m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed paved yard with gate to shared access road.

Front

Paved forecourt with bedding area.



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